CITY OF RIVERSIDE PLANNING DEPARTMENT

Historic Designation (HD) Staff Report

CULTURAL HERITAGE BOARD MEETING DATE: May 19, 2004

HISTORIC DESIGNATION CASE P04-0350 (continued from April 21, 2004): A request of Andy Melendrez to designate the Jackson Building, a two-story brick commercial building at 3643 University Avenue on the north side of University Avenue between Orange and Main Streets, as a City Historic Landmark, APN: 213-271-008.

BACKGROUND: The applicant has submitted an application to nominate the Jackson Building at 3643 University Avenue as a City Historic Landmark. The application includes a cultural resources nomination application, with an architectural description, statement of significance, and photographs of the property. The applicant seeks to designate the building based on its historic association with Japanese immigrants in Riverside and particularly the Harada family.

CURRENT STATUS:

The property is currently designated under Title 20 of the Municipal Code as a contributor to the Mission Inn Historic District, and has been assigned Structure of Merit No. 274. The intent of the proposed Landmark designation will be to recognize the building for its individual significance. However, this individual recognition will not result in any changes in, or trigger any additional requirements to, the Cultural Heritage Board review process for any proposed changes to the building. The designation does not preclude alterations to, or demolition of, the building subject to environmental review under the California Environmental Quality Act.

The subject two-story commercial building is currently occupied as retail space on the first floor and office space on the second floor.

LAND USE:

Subject Property: Downtown Specific Plan/Raincross Land Use District

GENERAL PLAN/SPECIFIC PLAN/ZONING CONSIDERATIONS:

The subject property and adjacent properties are located within the Downtown Specific Plan/Raincross land use district. The center of this district is occupied by the City-designated Mission Inn Historic District. The Riverside General Plan (Section II: "A Vision for Riverside" and the Historic Preservation Element) discusses planning concepts and policies relevant to this application. The General Plan lays emphasis on the City's desire to preserve its cultural heritage and the Plan's goal is to preserve historic resources that are a reminder of the city's past. Policies 2.1 and 2.2. of the Preservation Element identify the means towards achieving this goal. Staff believes that the applicant's request for designation is consistent with the General Plan's stated historic preservation goals and policies.

ANALYSIS

Architectural Description

This 4,900-square-foot commercial building is situated on the north side of University Avenue, between Main and Orange Streets, and faces south. The two-story brick masonry building contains two units, one on each floor, both addressed as 3643 University Avenue. A 2,450-square-foot concrete foundation fills the 35' x 70' lot and supports the rectangular-shaped, vertical mass designed in the two-part commercial block style common in the Victorian Era. Parapet walls rise 18 inches above a flat roof and have been clad in stucco on the front and northwest (side) elevations (date unknown). The rear (northeast) and southeast (side) elevation is red brick. The first floor storefront has been recessed beneath the second floor overhang (circa post-WWII), which is supported by a thick brick column. The storefront consists of large, aluminum-framed, fixed windows and an off-centered glass door. Two wide, wood-framed double-hung windows with a decorative, multi-paned top sash have replaced two pairs of single-paned sash (date unknown), but the original dimensions of the window openings appear intact. These windows are trimmed with narrow, flat boards and flanked by decorative shutters; all wooden trim pieces are painted orange. Historic Sanborn Fire Insurance Company maps show four original windows on the second floor northwest elevation in 1887 and five windows in 1895. Currently, six wood-framed, double-hung windows in a 2-over-2 configuration adorn this elevation on the second floor; the additional window matches identically in dimension and materials and appears to be another very early addition to the building. Two original first floor windows and a door on the northwest elevation have been filled in (date unknown), and two windows on the second floor southeast elevation were covered by early adjacent construction (circa 1888 and by 1908). Original, wood-framed windows of double-hung, single-paned sash are found on the rear elevation, four single windows and one pair on the second floor and two on the first floor; an additional first floor window is boarded up. The first floor is accessed through the façade storefront, and a stairway within the southeast mass of the building, adjacent to the first floor unit, leads to the second floor; a wrought iron gate secures the stairway.

Historical documentation that depicts the entire original interior floor plan has not been discovered, although some early historic photos do exist for a portion of the first floor interior. It appears the first floor plan has been altered to support a variety of uses throughout the 20th century. Currently, the main floor is largely free from structural divisions and provides an open, shopping area. Two dropped ceilings have been installed (dates unknown) and the rear of the first floor contains a storage room/office with a kitchenette and two restrooms. In addition, a safe room with a safe built by the Mosler Safe Company is still extant in the rear from the building's use as a bank (post-WWII). A storage area beneath the stairway to the second floor is located along the southeast wall. The second floor, which first served as lodgings and office space, includes many original features. A single L-shaped hallway accesses 10 rooms and two small restrooms. All exterior rooms have windows, while original skylights illuminate three interior rooms. Original hardwood floors are found throughout the second floor, although the hallway has been covered with painted tiles, and original wood doors are topped with transoms. Extant exterior features characteristic of the two-part commercial construction common in the Victorian Era include the use of brick masonry construction and segmental arch upper story windows. A cornice supported by scrolled brackets and topped with finials, which once articulated the façade, has been removed (date unknown).

A low brick planter with shrubs decorates a portion of the storefront. The building shares its southeast wall with an adjacent commercial building, whose first floor construction pre-dates the property at 3643 University Avenue (circa 1884) and whose second floor construction post-dates it (circa 1888) and accounts for the common use of this property's stairway. A 15-foot alleyway separates the building from the property to the northwest, which is now a parking lot. The building is accessed by the public sidewalk along University Avenue and time-limited, street side parking. The parkway adjacent to University Avenue has been filled with concrete and accommodates a tree well

planted with a mature tree. The granite curb and gutter along University Avenue are original (circa 1895), and the street was paved with concrete asphalt in 1903.

No historic building permits are available for the property. Some modifications to the building over time are reversible such as the removal of the cornice and the alteration of the second floor façade windows, whose openings remain intact. Variations in the number of windows appear to stem from historic alterations. The alteration to the original first floor storefront is the largest detraction from the building's overall level of architectural integrity, however, the modification of storefronts by adding large aluminum-framed panes of fixed glass was common all over California in the post-WWII era. The current owner has stated his intent to restore/reconstruct the façade based on historic photographs.

Statement of Significance:

The commercial property located at 3643 University Avenue (formerly 8th Street) is situated on Block 7, Range 6 of the land delineated in 1870 as the "Town of Riverside" by surveyors Goldworthy and Higbie. Formerly part of the Rancho Jurupa lands, the parcel became part of Riverside's original townsite known as the Mile Square under the Southern California Colony Association. Originally, the core of the new town was intended to be the block bounded by 7th and 8th Streets and Market and Main Streets, as indicated by the label "Plaza" on Goldworthy and Higbie's map. True to the vision of Riverside's founders, a commercial core within the Mile Square developed, but in the early years, its expansion shifted the intended conceptual center of town to 8th and Main Streets, from where commercial and professional property expanded in all directions. By 1895, the commercial core of the town, bounded roughly by 6th Street to the north, 10th Street to the south, Market Street to the west, and Orange Street to the east, was already well established, offering a huge variety of goods and services from wallpaper supplies to printing services, as well as community gathering places such as banquet, society, and billiards halls and lawn tennis recreation facilities. Residential development necessarily surrounded this core and supplied much of its labor and patronage. Homes for the approximately 6,000 residents only dotted the landscape, largely scattered among the many orange groves.

By the time the growing town incorporated in 1883, the block bounded by 7th and 8th Streets and Main and Orange Streets was well developed. Once addressed as 19 8th Street, (and later 643-641-639 8th Street), this property was one of the last to be improved when a two-story building was constructed there circa 1886. Extant Riverside County Assessor's records, which begin in 1892, indicate that the property was owned by a series of investors. Those with the longest ownership history include W.A. Burrows (1899-1909), F.H. Freeman et al (1910-1922), Joseph and later Libby Schenkein (1925-1940), and Howard Hays, et al (1941-1958 or longer). City directories refer to the building by name, the most long-standing being the Jackson Building, which may refer to an early and brief owner, Robert Jackson (1897-98). After 1941, the building is also referred to as the Schenkein Building.

First described on the January 1887 Sanborn Map, the property went through a series of uses in its early years, and, indeed, the surrounding commercial and professional landscape was also continuously altered in response to fluctuations in the needs and demands of Riverside residents. The commercial building first served as a hardware and agricultural improvement warehouse and also housed a tin shop. The first floor was divided into two storefronts by 1895 and in that year offered poultry and carriage harnesses. The second floor was dedicated to offices and lodgings, a spatial arrangement characteristic of Victorian Era commercial property, which typically offered public space on the first floor and more private use on the second floor. The adjacent building, the "justice office" (now La Cascada Restaurant) also maintained a jail yard in the rear, and other early neighbors on the block included a real estate office, the Y.M.C.A. hall, a sausage factory, a print shop, and a cabinetmaker.

During the first quarter of the 20th century, part of the first floor was used as a restaurant. By 1905, Japanese resident Tsurumatsu Ohashi operated the restaurant at 641 8th Street, and by 1907, city directories show that he had named it the "Washington Restaurant." From 1909-10, the Washington Restaurant was under the ownership of Y. Ekeo, who lived in the other portion of the first floor (addressed as 643 8th Street). Jukichi Harada, who retained the then well-known name, is listed as the proprietor of the restaurant in 1911, and a circa 1911 photograph shows the shared storefront, which advertises the Washington Restaurant and the Asami Barber Shop with the Lynn Hotel (circa 1905-1911) under the proprietorship of Mrs. Mary Fowler on the second floor. In 1925, Mr. Harada relocated the Washington Restaurant to 638 9th Street and in 1930, moved back to 8th Street at 3541 (formerly 541). In the years after the Washington Restaurant was relocated, the first floor offered a variety of service and retail shops, including a tailor, several clothiers, a sewing machine shop, shoe repair, pharmacy, jeweler, an optometrist, and a confectioners. The first floor did serve as a restaurant again after 1942. In all, Mr. Harada operated his Washington Restaurant for over 30 years, offering American fare and a patriotic atmosphere with pictures of presidents adorning interior walls. It appears that Mr. Harada only leased the premises in which to operate his restaurant, although a 1911 treaty between Japan and the United States allowed Japanese immigrants to own, occupy, and operate houses, shops, and warehouses, but not the land on which the buildings stood, a situation that apparently was not exceptional at the time. In addition, the California Alien Land Law of 1913 further restricted immigrant land ownership.

The "furnished rooms" offered on the second floor of the building were some of many available in the city, as population increases, from 7,973 to 34,696 between 1900 and 1940, and the need for housing in proximity to the center of the city prompted the increase in the number of boarding houses, lodging houses, and furnished rooms as well as the development of duplexes, flats, and apartments. Sanborn Maps and city directories indicate that from its construction until 1895 and from 1914 to 1923, the second floor (which around 1908 was addressed as 639 8th Street) was used as lodgings. From 1926 into the post-WWII era, the second floor offered professional office space and housed individuals involved in real estate, law, finance, insurance, and accounting.

Many early 20th century proprietors of the early lodgings offered at this property were Japanese, including Mr. Iwahashi, J. Kirita, and K. Tachibana, and Japanese entrepreneurs such as H. Sakai, K. Maruyama, T. Ohashi, U. Kaneko, and J. Harada offered lodgings at other locations in the Mile Square. Although Mr. Harada arrived in Riverside in 1903, he is not listed in city directories until 1907. From 1907 through 1912, when he is listed at 746 8th Street where he also offers furnished rooms. These lodgings were later owned by M. Kakujiro and became the Ohio Hotel. In 1913, Mr. Harada added two additional locations - 606 8th Street, which was later owned by H. Sakai and became the Magnolia Hotel, and 766 8th Street, later known as the Oregon Hotel. By 1913, it is believed that the family lived in the newly acquired lodgings offered at 606 8th Street on the southwest corner of Orange and 8th Streets, where Tadao (1908-1913), the Harada's first American born son died, prompting the Harada's to seek a more healthful residence. Mr. Harada abandoned the rooming business by 1917.

In a climate that was generally hostile towards immigrants, the extent of Japanese business enterprise may suggest that Riverside offered a friendlier place to live for the growing Japanese immigrant and first generation Japanese-American population, which may have been assisted by the fascination with and support of the Japanese culture by Frank Miller, owner of the Glenwood Hotel (now the Mission Inn). Beginning in the 1880s, on the heels of a long tradition of anti-Chinese sentiment, which culminated in the Chinese Exclusion Act of 1882, first generation Japanese Issei immigrants came in considerable numbers to work as migrant agricultural laborers. Americans found it easy to transfer anti-Chinese sentiment onto a new and growing Japanese immigrant population with traditional views of land ownership and social advancement. In 1890, there were approximately 2000 Japanese living in the United States, and in the year 1900 alone, more than 12,000 Japanese Issei arrived. From 1900 to 1908, the tide of over 40,000 Japanese who came to America was stemmed by the 1908 Gentlemen's Agreement between Japan and America, which limited Japanese emigration.

Most of the first Japanese immigrants who settled locally served as contractual laborers in Riverside's citrus industry. From 1900 to 1910, the number of Japanese living in Riverside County increased from 97 to 765, 75% (approximately 574) of which lived in the City of Riverside. In 1911, there were reportedly 700 working as laborers in the city. Japanese settlement in Riverside was mostly spread out, but by 1910 had begun to cluster in two distinct areas, in the commercial district of the Mile Square and in the Eastside on 14th Street. Due to anti-immigration legislation, the number of Japanese in the city had dropped to 340 by 1920, and by that time, Japanese immigrants had abandoned citri culture to Mexican arrivals.

But in December 1915, during a time when anti-Japanese agitation was still elevated, Mr. Harada purchased a home on Lemon Street (356, now 3356 Lemon Street) in the names of his three American-born children, Mine, Sumi, and Yoshizo, which sparked an internationally sensitive court case (The People of the State of California v. Harada), the first to challenge the California Alien Land Law of 1913. In the exclusionist climate of the time, the law drafted by Governor Hiram Johnson, which mainly targeted Japanese immigrants, prohibited first generation immigrants (as non-citizens) from owning property in the state. After years of legal delays and at a time when America and Japan had become allies against the Central Powers in World War I, in 1918 Judge Hugh Craig of the Riverside Superior Court ruled in favor of the Harada family, while upholding the California Alien Land Law.

Based on the precedent of the Harada court case, the California Alien Land Law was deemed unconstitutional in 1950. But, like all Japanese-Americans on the West Coast, every member of the Harada family was interned during World War II, and Mr. Harada never got the opportunity to legally purchase land in his own name. War Relocation Authority Records indicate 235 Japanese were removed from the city of Riverside during the war. In 1942, Mr. Harada was forced to sell his restaurant, but the house on Lemon Street was occupied by a Caucasian friend until Sumi Harada returned after the war. Mr. and Mrs. Harada both died while interned at the Topaz Relocation Camp in Utah. For its association with the landmark court case and its importance to the history of the Japanese community in America, the house on Lemon Street has received local and national honors. In 1976, the house was designated City Landmark #23, and in 1988 it was designated a contributor to the Heritage Square Historic District (both local and National Register districts) and assigned a Structure of Merit #514. It was placed on the National Register of Historic Places in 1977 and was designated a National Historic Landmark in 1990. The house was owned and occupied by a Harada descendant until Sumi's death in 2000, and plans to transfer ownership to the City of Riverside for use as a historic and cultural museum are in progress.

Though owned by various investors and used for numerous commercial and professional purposes over the years, the commercial property at 3643 University Avenue was an important place for the early Japanese immigrant community in Riverside. The building is most closely associated with the Harada family, whose personal experience with Japanese immigration intolerance has been locally and nationally recognized, and reflects the general regional and national mind-set that was legitimized through legislation. The building has been altered over time to accommodate its changing use, however, the essential shape, mass, and volume are intact, and the building is recognizable when compared to historic photographs. The alteration of the number of windows has been associated with historic use and is partially reversible (with the exception of the windows that were blocked by adjacent construction), as is the exchange of windows on the second floor façade, which did not alter the dimensions of the original window openings. The date of the application of stucco over the original brick walls on two elevations has not been determined, but it is likely that the building did not emerge unscathed from the 1920s, when a large-scale attempt to "missionize" Riverside's brick buildings was made. In addition, the commercial setting of the property has remained stable for over a century.

Title 20 Evaluation:

The Jackson Building meets Criteria A and B of Section 20.20.010 of Title 20 as described below, based on its historical significance to the city of Riverside. The period of significance for the building is the years of occupation by Japanese businesses, 1905-1925. Although some alterations to the building have occurred over time, it appears that the window changes and stucco over the original exterior (as described above) were completed during the period of significance. The most recent alteration is the replacement of the first floor storefront, which dates from the Post-WWII period. It should be noted that commercial buildings within Riverside have been designated despite alterations from this time, most notably Rouse's Department Store (3834 Main Street) which is Landmark No. 50. Title 20 does not include criteria for the evaluation of integrity as part of the designation process.

FACTS FOR FINDINGS:

FINDINGS: Criterion A: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history

FACTS: The Jackson Building reflects special elements of Riverside's early social and political history because of its association with Japanese businesses during a time of hostile, exclusionary attitudes and policies toward them from early twentieth-century California citizens and lawmakers.

FINDINGS: Criterion B: Is identified with persons or events significant in local, state or national history.

FACTS: The Haradas, a family who is nationally recognized for their legal struggle against the anti-immigrant California Alien Land Law, ran the Washington Restaurant in the Jackson building for fourteen years before relocating it to Ninth street in 1925.

ENVIRONMENTAL ASSESSMENT:

Designations such as this are categorically exempt per the California Environmental Quality Act (CEQA) per Section 15308 of the CEQA Guidelines.

RECOMMENDATION:

Staff recommends that, based on the Facts for Findings, the Board recommend to City Council the **APPROVAL** of P04-0350 and thereby the designation of the Jackson Building as a City Historic Landmark.

APPEAL INFORMATION

There is a fifteen calendar-day period upon which to appeal the recommendation of the Cultural Heritage Board to the City Council that will lapse at 5:00 p.m. on June 3, 2004. Appeals of the Board's action will not be accepted after this time.

EXHIBITS:

1. Aerial Photograph
2. Location Map
3. Designation Application
4. Current Photographs
5. Historic Photographs

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EXHIBIT 1 – 2003 Aerial Photo

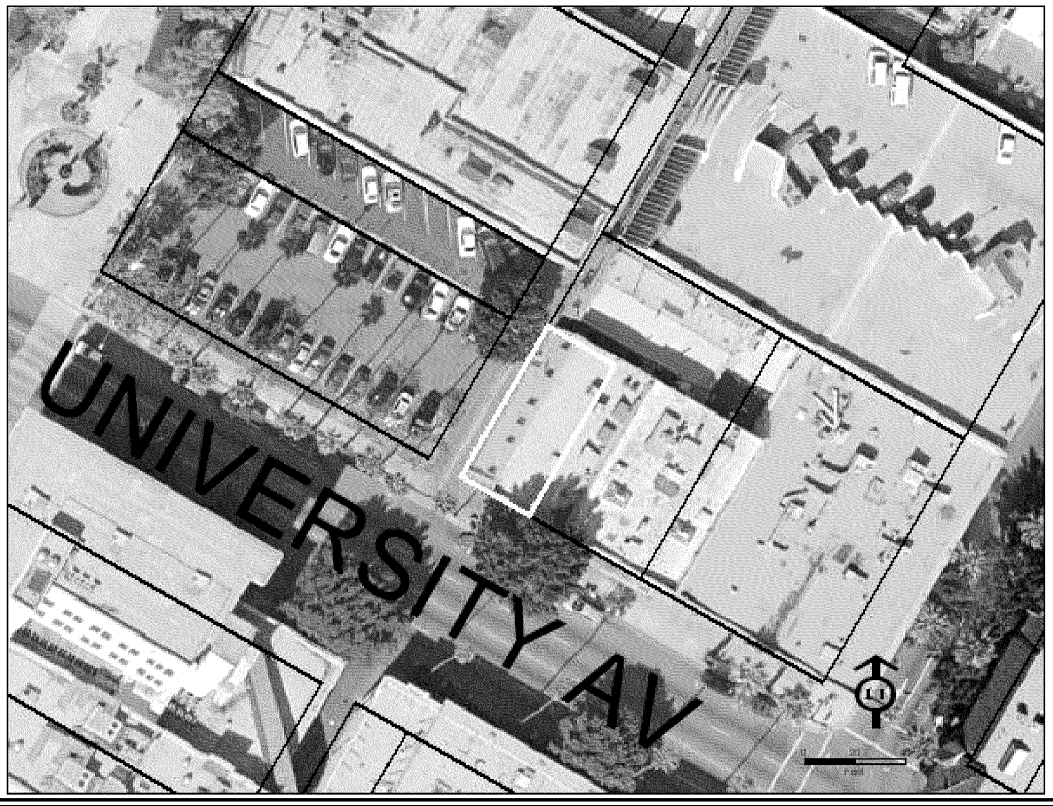

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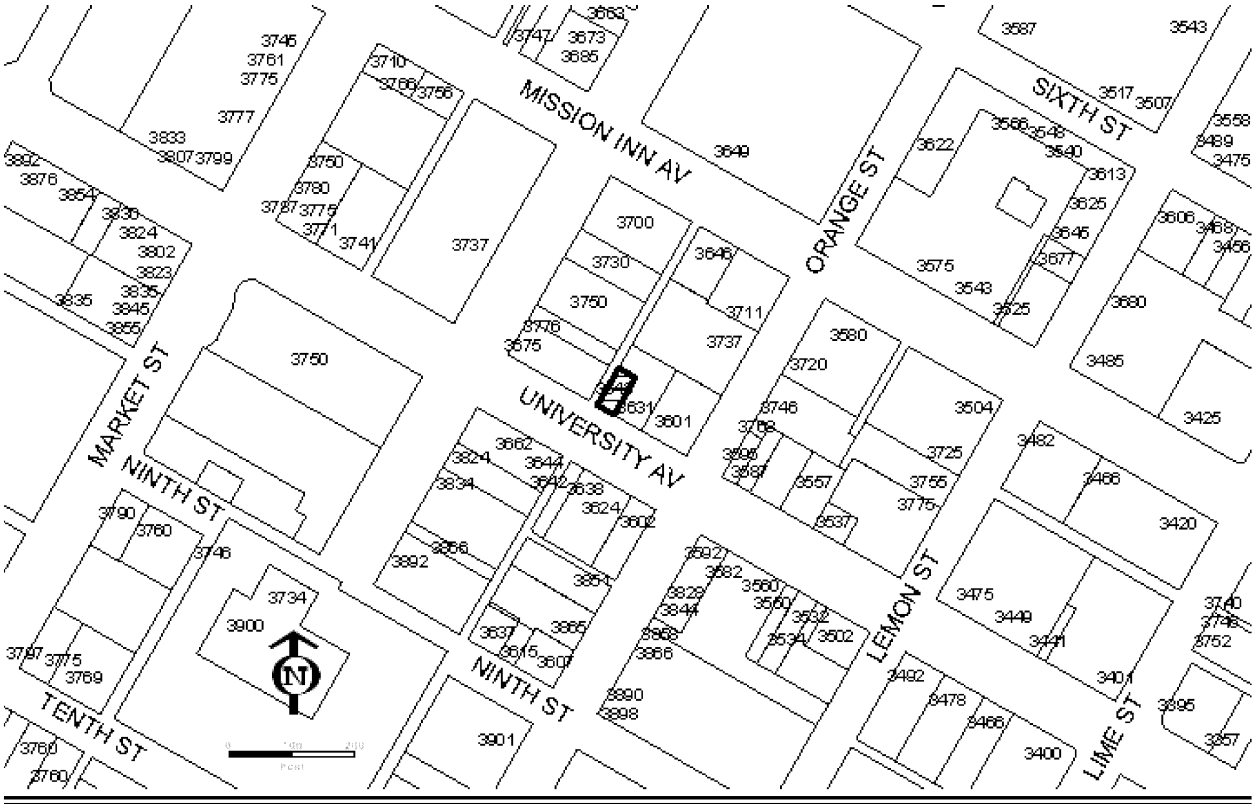
EXHIBIT 2 – Location Map



CHB 4/21/04

P04-0350

Cultural Resources Nomination Application

x	City Landmark	_____	Structure of Merit

Please check the Designation for which you are applying

IDENTIFICATION

1. Common name: Building at 3643 University Avenue

2. Historic Name: Jackson Building; Washington Restaurant

3. Street address: 3643 University Avenue

   City Riverside State CA Zip 92501

4. Assessor Parcel number: 213-271-008

5. Present Legal Owner: Andy Melendrez, 4053 Chestnut Street

   City Riverside State CA Zip 92501

6. Present Use: Commercial - comic book store (1st fl.) & art gallery (2nd floor)

7. Original Use: Commercial (1st fl.); Multiple Family Property (boarding house)/Offices (2nd fl.)

Date form prepared: March 17, 2004

Preparer: Jennifer Mermilliod

Sponsoring Organization (if any): JM Research and Consulting

Address: 802 Kilmarnock Way

City, State and Zip: 92508

Phone: (909) 789-8564

P04.0350
EXHIBIT 3

DESCRIPTION

8. Legal property description: Por. City of Riverside (Blk 7, R 6)

Include approximate property size (in feet): Street Frontage 35' Depth 70'

9. Architectural Style: Two-part Commercial Block

10. Construction Date: Estimated 1886 Factual
Source of Information: ___ Assessor's Records ___ Building Permit x Sanborn Map
___ Publications ___ Oral Interviews

11. Architect's Name: unknown Builder's Name: unknown

12. Condition: ___ Excellent x Good ___ Fair ___ Deteriorated
___No longer in existence

13. Alterations: First floor façade altered and recessed, number/type of windows changed, stucco

14. Surroundings:

___ Open Land ___ Scattered Buildings x Densely Built-Up

15. Use type:

___ Residential ___ Industrial x Commercial ___ Civic
___ Other

16. Is the structure on its original site?

x Yes ___ No ___ Unknown
If moved, approximate year

17. Related features and/or out-buildings: None

SIGNIFICANCE

18. Historical Attributes:

___ Unknown	___ Government Building	___ Folk Art
___ Single Family	___ Educational Building	___ Street Furniture
_x_ Multiple Family	___ Religious Building	___ Landscape Architecture
___ Ancillary Building	___ Railroad Depot	___ Trees/Vegetation
___ Hotel/Motel	___ Train	___ Urban Open Space
___ Bridge	___ Rural Open Space	___ Canal/Aqueduct
___ Farm/Ranch	___ Industrial Building	___ Dam
___ Military Property	___ Public Utility Building	___ Lake/River/Reservoir
___ CCC/WPA Structure	___ Theater	_x_ Ethnic Minority Prop.
___ Engineering Structure	___ Highway/Trail	___ Civic Auditorium
___ Amusement Park	___ Woman's Property	___ Monument/Mural/Gravestone
___ Cemetery	___ Hospital	___ Stadium
___ Mine	___ Community Center/Social Hall	
_x_ Commercial Building, 1-3 stories		___ Commercial Building, over 3 stories
_x_ Other: boarding house/offices		

19. Architectural Description (see attached)

20. Statement of Significance (see attached)

21. Bibliography (see attached)

22. Photographs (see enclosed)

23. Letter from property owner (if other than applicant) N/A

24. Additional Documentation (see attached DPR Forms)

19. Architectural Description

This 4,900-square-foot commercial building is situated on the northeast side of University Avenue, between Main and Orange Streets, and faces southwest. The two-story brick masonry building contains two units, one on each floor, both addressed as 3643 University Avenue. A 2,450-square-foot concrete foundation fills the 35' x 70' lot and supports the rectangular-shaped, vertical mass designed in the two-part commercial block style common in the Victorian Era. Parapet walls rise 18 inches above a flat roof and have been clad in stucco on the front and northwest (side) elevations (date unknown). The rear (northeast) and southeast (side) elevation is red brick. The first floor storefront has been recessed beneath the second floor overhang (circa post-WWII), which is supported by a thick brick column. The storefront consists of large, aluminum-framed, fixed windows and an off-centered glass door. Two wide, wood-framed double-hung windows with a decorative, multi-paned top sash have replaced two pairs of single-paned sash (date unknown), but the original dimensions of the window openings appear intact. These windows are trimmed with narrow, flat boards and flanked by decorative shutters; all wooden trim pieces are painted orange. Sanborn maps show four original windows on the second floor northwest elevation in 1887 and five windows in 1895. Currently, six wood-framed, double-hung windows in a 2-over-2 configuration adorn this elevation on the second floor; the additional window matches identically in dimension and materials and appears to be another very early addition to the building. Two original first floor windows and a door on the northwest elevation have been filled in (date unknown), and two windows on the second floor southeast elevation were covered by early adjacent construction (circa 1888 and by 1908). Original, wood-framed windows of double-hung, single-paned sash are found on the rear elevation, four single windows and one pair on the second floor and two on the first floor; an additional first floor window is boarded up. The first floor is accessed through the façade storefront, and a stairway within the southeast mass of the building, adjacent to the first floor unit, leads to the second floor; a wrought iron gate secures the stairway.

Historical documentation that depicts the entire original interior floor plan has not been discovered, although some early historic photos do exist for a portion of the first floor interior. It appears the first floor plan has been altered to support a variety of uses throughout the 20th century. Currently, the main floor is largely free from structural divisions and provides an open, shopping area. Two dropped ceilings have been installed (dates unknown) and the rear of the first floor contains a storage room/office with a kitchenette and two restrooms. In addition, a safe room with a safe built by the Mosler Safe Company is still extant in the rear from the building's use as a bank (post-WWII). A storage area beneath the stairway to the second floor is located along the southeast wall. The second floor, which first served as lodgings and office space, boasts many original features. A single L-shaped hallway accesses 10 rooms and two small restrooms. All exterior rooms have windows, while original skylights light three interior rooms. Original hardwood floors are found throughout the second floor, although the hallway has been covered with painted tiles, and original wood doors are topped with transoms. Extant exterior features characteristic of the two-part commercial construction common in the Victorian Era include the use of brick masonry construction and embellishment of the

upper story windows through the use of arched, brick lintels. A cornice supported by scrolled brackets and topped with finials, which once articulated the façade, has been removed (date unknown).

A low brick planter with shrubs decorates a portion of the storefront. The building shares its southeast wall with an adjacent commercial building, whose first floor construction pre-dates the property at 3643 University Avenue (circa 1884) and whose second floor construction post-dates it (circa 1888) and accounts for the common use of this property's stairway. A 15-foot alleyway separates the building from the property to the northwest, which is now a parking lot. The building is accessed by the public sidewalk along University Avenue and time-limited, street side parking. The parkway adjacent to University Avenue has been filled with concrete and accommodates a small opening with a mature tree. The granite curb and gutter along University Avenue are original (circa 1895), and the street was paved with concrete asphalt in 1903.

No historic building permits are available for the property. Some modifications to the building over time are reversible such as the removal of the cornice and the alteration of the second floor façade windows, whose openings remain intact. Variations in the number of windows appear to stem from historic alterations. The alteration to the original first floor storefront is the largest detraction from the building's overall level of architectural integrity, however, the modification of storefronts by adding large aluminum-framed panes of fixed glass was common all over California is the post-WWII era. The property has been identified for inclusion in the City's Façade Improvement Program initiated in 1990, and plans have been initiated by the current owner to restore/reconstruct the historic façade.

20. Statement of Significance

The commercial property located at 3643 University Avenue (formerly 8th Street) is situated on Block 7, Range 6 of the land delineated in 1870 as the "Town of Riverside" by surveyors Goldworthy and Higbie. Formerly part of the Rancho Jurupa lands, the parcel became part of Riverside's original townsite known as the Mile Square under the Southern California Colony Association. Originally, the core of the new town was intended to be the block bounded by 7th and 8th Streets and Market and Main Streets, as indicated by the label "Plaza" on Goldworthy and Higbie's map. True to the vision of Riverside's founders, a commercial core within the Mile Square developed, but in the early years, its expansion shifted the intended conceptual center of town to 8th and Main Streets, from where commercial and professional property expanded in all directions. By 1895, the commercial core of the town, bounded roughly by 6th Street to the north, 10th Street to the south, Market Street to the west, and Orange Street to the east, was already well established, offering a huge variety of goods and services from wallpaper supplies to printing services, as well as community gathering places such as banquet, society, and billiards halls and lawn tennis recreation facilities. Residential development necessarily surrounded this core and supplied much of its labor and patronage. Homes for the

approximately 6,000 residents only dotted the landscape, largely scattered among the many orange groves, which were sometimes small but more often vast.

By the time the growing town incorporated in 1883, the block bounded by 7th and 8th Streets and Main and Orange Streets was well developed. Once addressed as 19 8th Street, (and later 643-641-639 8th Street), this property was one of the last to be improved when a two-story building was constructed there circa 1886. Extant historic Assessor's records, which begin in 1892, indicate that the property was owned by a series of investors. Those with the longest ownership history include W.A. Burrows (1899-1909), F.H. Freeman et al (1910-1922), Joseph and later Libby Schenkein (1925-1940), and Howard Hays, et al (1941-1958 or longer). City directories refer to the building by name, the most long-standing being the Jackson Building, which may refer to an early and brief owner, Robert Jackson (1897-98). After 1941, the building is also referred to as the Schenkein Building.

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During the first quarter of the 20th century, part of the first floor was used as a restaurant. By 1905, Japanese resident Tsurumatsu Ohashi operated the restaurant at 641 8th Street, and by 1907, city directories show that he had named it the "Washington Restaurant." From 1909-10, the Washington Restaurant was under the ownership of Y. Ekeo, who lived in the other portion of the first floor (addressed as 643 8th Street). Jukichi Harada, who retained the then well-known name, is listed as the proprietor of the restaurant in 1911, and a circa 1911 photograph shows the shared storefront, which advertises the Washington Restaurant and the Asami Barber Shop with the Lynn Hotel (circa 1905-1911) under the proprietorship of Mrs. Mary Fowler on the second floor. In 1925, Mr. Harada relocated the Washington Restaurant to 638 9th Street and in 1930, moved back to 8th Street at 3541 (formerly 541). In the years after the Washington Restaurant was relocated, the first floor offered a variety of service and retail shops, including a tailor, several clothiers, a sewing machine shop, shoe repair, pharmacy, jeweler, an optometrist, and a confectioners. The first floor did serve as a restaurant again after 1942. In all, Mr. Harada operated his Washington Restaurant for over 30 years, offering American fare and a patriotic atmosphere with pictures of presidents adorning interior walls. It appears that Mr. Harada only leased the premises in which to operate his restaurant, although a 1911 treaty between Japan and the United States allowed Japanese immigrants to own,

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But in December 1915, during a time when anti-Japanese agitation was still elevated, Mr. Harada purchased a home on Lemon Street (356, now 3356 Lemon Street) in the names of his three American-born children, Mine, Sumi, and Yoshizo, which sparked an internationally sensitive court case (*The People of the State of California v. Harada*), the first to challenge the California Alien Land Law of 1913. In the exclusionist climate of the time, the law drafted by Governor Hiram Johnson, which mainly targeted Japanese immigrants, prohibited first generation immigrants (as non-citizens) from owning property in the state. After years of legal delays and at a time when America and Japan had become allies against the Central Powers in World War I, in 1918 Judge Hugh Craig of the Riverside Superior Court ruled in favor of the Harada family, while upholding the California Alien Land Law.

Based on the precedent of the Harada court case, the California Alien Land Law was deemed unconstitutional in 1950. But, like all Japanese-Americans on the West Coast, every member of the Harada family was interned during World War II, and Mr. Harada never got the opportunity to legally purchase land in his own name. War Relocation Authority Records indicate 235 Japanese were removed from the city of Riverside during the war. In 1942, Mr. Harada was forced to sell his restaurant, but the house on Lemon Street was occupied by a Caucasian friend until Sumi Harada returned after the war. Mr. and Mrs. Harada both died while interned at the Topaz Relocation Camp in Utah. For its association with the landmark court case and its importance to the history of the Japanese community in America, the house on Lemon Street has received local and national honors. In 1976, the house was designated City Landmark #23, and in 1988 it was designated a contributor to the Heritage Square Historic District (both local and National Register districts) and assigned a Structure of Merit #514. It was placed in the National Register of Historic Places in 1977 and was designated a National Historic Landmark in 1990. The house was owned and occupied by a Harada descendant until Sumi's death in 2000, and plans to transfer ownership to the City of Riverside for use as a historic and cultural museum are in progress.

Though owned by various investors and used for numerous commercial and professional purposes over the years, the commercial property at 3643 University Avenue was an important place for the early Japanese immigrant community in Riverside. The building is most closely associated with the Harada family, whose personal experience with Japanese immigration intolerance has been locally and nationally recognized, and reflects the general regional and national mind-set that was legitimized through legislation. The building has been altered over time to accommodate its changing use, however, the essential shape, mass, and volume are intact, and the building is recognizable when compared to historic photographs. The alteration of the number of windows has been

associated with historic use and is partially reversible (with the exception of the windows that were blocked by adjacent construction), as is the exchange of windows on the second floor façade, which did not alter the dimensions of the original window openings. The date of the application of stucco over the original brick walls on two elevations has not been determined, but it is likely that the building did not emerge unscathed from the 1920s, when a large-scale attempt to "missionize" Riverside's brick buildings was made. In addition, the commercial setting of the property has remained stable for over a century.

The commercial property is currently designated as a district contributor to the Mission Inn Historic District, which encompasses Riverside's old downtown core, and has been assigned a Structure of Merit #274, but its level of historic significance that stems from its cultural association and value merits individual recognition. The property clearly exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history (Criterion A) and is identified with persons or events significant in local, state, or national history (Criterion B). Thus, and particularly because the City of Riverside designation criteria do not impose a level of integrity of design, which relegates the documented alterations insignificant, the property is determined eligible for local listing as a City Landmark under Title 20 of the Riverside Municipal Code (20.20.010). In addition, the property is determined eligible for listing in the California Register of Historical Resources as it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage (Criterion 1) and with the lives of persons important in California's past (Criterion 2). Accordingly, the property has been assigned a National Register of Historic Places status code of 3CS. The property does not embody the degree of architectural integrity required to merit listing in the National Register of Historic Places.

21. Bibliography

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI#
Trinomial
NRHP Status Code 3CS
Other Listings
Review Code Reviewer Date

Page 1 of 6 *Resource Name or # (Assigned by recorder)

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date / ; R ; ¼ of ¼ of Sec ; B.M.

c. Address 3643 University Avenue City Riverside Zip Code 92501

d. UTM: (give more than one for large and/or linear resources) Zone ; mE/ mN/

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 213-271-008

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheet.

P3b. Resource Attributes: (List attributes and codes) HP6; HP3

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, Acession #) February 9, 2004; Photo shows the front (southwest) and side (northwest) elevations, facing northeast.

*P6. Date Constructed / Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1886 (Sanborn Maps)

*P7. Owner and Address:
Andy Melendrez
4053 Chestnut Street
Riverside, CA 92501

*P8. Recorded by: (Name, org., and addr.)
Jennifer Mermilliod, M.A.
JM Research and Consulting
802 Kilmarnock Way
Riverside, CA 92508

*P9. Date Recorded: 3/17/04

*P10. Survey Type
Intensive Level

*P11 – Report Citation (Cite survey report and other sources, or enter "none.")
City of Riverside Cultural Resources Nomination Application – Building at 3643 University Avenue

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other Other (List)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Satus Code 3CS

*Resource Name or # (Assigned by recorder)

B1. Historic Name:

B2. Common Name: Building at 3343 University Avenue

B3. Original Use: Commercial / Multi-Family Residence

B4. Present Use: Commercial / Art Studo

*B5. Architectural Style: Two-part Commercial Block

*B6. Construction History: (Construction date, alterations and date of alterations)

circa 1886 – Original construction (Sanborn Maps)
circa 1920s – Stuccoed front and side elevation
post-WWII – First floor storefront remodeled, altered second floor storefront windows

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

None

B9a. Architect: unknown

B9b. Builder: unknown

*B10. Significance: Theme Japanese Immigration/Settlement Area City of Riverside

Period of Significance 1905-1925 Prperty Type HP6; HP3 Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes)

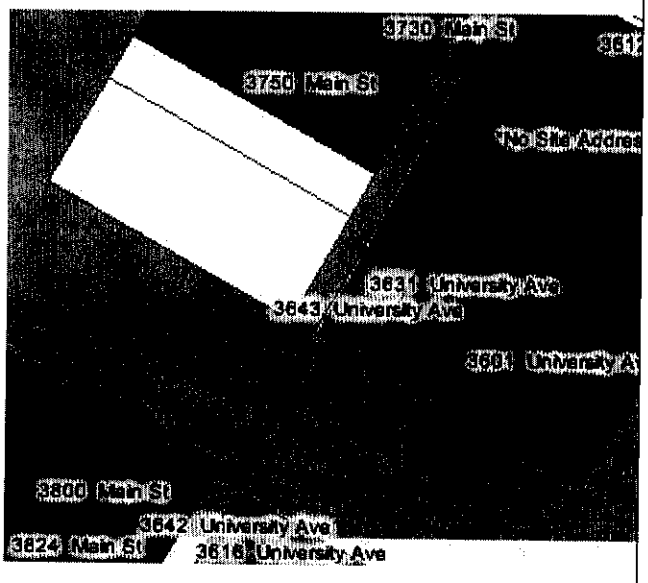
*B12. References:

See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Jennifer Mermilliod, M.A.

*Date of Evaluation: 03/17/04



*Required information

P3a. Description:

This 4,900-square-foot commercial building is situated on the northeast side of University Avenue, between Main and Orange Streets, and faces southwest. The two-story brick masonry building contains two units, one on each floor, both addressed as 3643 University Avenue. A 2,450-square-foot concrete foundation fills the 35' x 70' lot and supports the rectangular-shaped, vertical mass designed in the two-part commercial block style common in the Victorian Era. Parapet walls rise 18 inches above a flat roof and have been clad in stucco on the front and northwest (side) elevations (date unknown). The rear (northeast) and southeast (side) elevation is red brick. The first floor storefront has been recessed beneath the second floor overhang (circa post-WWII), which is supported by a thick brick column. The storefront consists of large, aluminum-framed, fixed windows and an off-centered glass door. Two wide, wood-framed double-hung windows with a decorative, multi-paned top sash have replaced two pairs of single-paned sash (date unknown), but the original dimensions of the window openings appear intact. These windows are trimmed with narrow, flat boards and flanked by decorative shutters; all wooden trim pieces are painted orange. Sanborn maps show four original windows on the second floor northwest elevation in 1884 and five windows in 1895. Currently, six wood-framed, double-hung windows in a 2-over-2 configuration adorn this elevation on the second floor; the additional window matches identically in dimension and materials and appears to be another very early addition to the building. Two original first floor windows and a door on the northwest elevation have been filled in (date unknown), and two windows on the second floor southeast elevation were covered by early adjacent construction (circa 1888 and by 1908). Original, wood-framed windows of double-hung, single-paned sash are found on the rear elevation, four single windows and one pair on the second floor and two on the first floor; an additional first floor window is boarded up. The first floor is accessed through the façade storefront, and a stairway within the southeast mass of the building, adjacent to the first floor unit, leads to the second floor; a wrought iron gate secures the stairway.

Historical documentation that depicts the entire original interior floor plan has not been discovered, although some early historic photos do exist for a portion of the first floor interior. It appears the first floor plan has been altered to support a variety of uses throughout the 20th century. Currently, the main floor is largely free from structural divisions and provides an open, shopping area. Two dropped ceilings have been installed (dates unknown) and the rear of the first floor contains a storage room/office with a kitchenette and two restrooms. In addition, a safe room with a safe built by the Mosler Safe Company is still extant in the rear from the building's use as a bank (post-WWII). A storage area beneath the stairway to the second floor is located along the southeast wall. The second floor, which first served as lodgings and office space, boasts many original features. A single L-shaped hallway accesses 10 rooms and two small restrooms. All exterior rooms have windows, while original skylights light three interior rooms. Original hardwood floors are found throughout the second floor, although the hallway has been covered with painted tiles, and original wood doors are topped with transoms. Extant exterior features characteristic of the two-part commercial construction common in the Victorian Era include the use of brick masonry construction and embellishment of the upper story windows through the use of arched, brick lintels. A cornice supported by scrolled brackets and topped with finials, which once articulated the façade, has been removed (date unknown).

A low brick planter with shrubs decorates a portion of the storefront. The building shares its southeast wall with an adjacent commercial building, whose first floor construction pre-dates the property at 3643 University Avenue (circa 1884) and whose second floor construction post-dates it (circa 1888) and accounts for the common use of this property's stairway. A 15-foot alleyway separates the building from the property to the northwest, which is now a parking lot. The building is accessed by the public sidewalk along University Avenue and time-limited, street side parking. The parkway adjacent to University Avenue has been filled with concrete and accommodates a small opening with a mature tree. The granite curb and gutter along University Avenue are original (circa 1895), and the street was paved with concrete asphalt in 1903.

No historic building permits are available for the property. Some modifications to the building over time are reversible such as the removal of the cornice and the alteration of the second floor façade windows, whose openings remain intact. Variations in the number of windows appear to stem from historic alterations. The alteration to the original first floor storefront is the largest detraction from the building's overall level of architectural integrity, however, the modification of storefronts by adding large aluminum-framed panes of fixed glass was common all over California is the post-WWII era. The property has been identified for inclusion in the City's Façade Improvement Program initiated in 1990, and plans have been initiated by the current owner to restore/reconstruct the historic façade.

B10. Significance:

The commercial property located at 3643 University Avenue (formerly 8th Street) is situated on Block 7, Range 6 of the land delineated in 1870 as the "Town of Riverside" by surveyors Goldworthy and Higbie. Formerly part of the Rancho Jurupa lands, the parcel became part of Riverside's original townsite known as the Mile Square under the Southern California Colony Association. Originally, the core of the new town was intended to be the block bounded by 7th and 8th Streets and Market and Main Streets, as indicated by the label "Plaza" on Goldworthy and Higbie's map. True to the vision of Riverside's founders, a commercial core within the Mile Square developed, but in the early years, its expansion shifted the intended conceptual center of town to 8th and Main Streets, from where commercial and professional property expanded in all directions. By 1895, the commercial core of the town, bounded roughly by 6th Street to the north, 10th Street to the south, Market Street to the west, and Orange Street to the east, was already well established, offering a huge variety of goods and services from wallpaper supplies to printing services, as well as community gathering places such as banquet, society, and billiards halls and lawn tennis recreation facilities. Residential development necessarily surrounded this core and supplied much of its labor and patronage. Homes for the approximately 6,000 residents only dotted the landscape, largely scattered among the many orange groves, which were sometimes small but more often vast.

B10. Significance (cont.):

By the time the growing town incorporated in 1883, the block bounded by 7th and 8th Streets and Main and Orange Streets was well developed. Once addressed as 19 8th Street, (and later 643-641-639 8th Street), this property was one of the last to be improved when a two-story building was constructed there circa 1886. Extant historic Assessor's records, which begin in 1892, indicate that the property was owned by a series of investors. Those with the longest ownership history include W.A. Burrows (1899-1909), F.H. Freeman et al (1910-1922), Joseph and later Libby Schenkein (1925-1940), and Howard Hays, et al (1941-1958 or longer). City directories refer to the building by name, the most long-standing being the Jackson Building, which may refer to an early and brief owner, Robert Jackson (1897-98). After 1941, the building is also referred to as the Schenkein Building.

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But in December 1915, during a time when anti-Japanese agitation was still elevated, Mr. Harada purchased a home on Lemon Street (356, now 3356 Lemon Street) in the names of his three American-born children, Mine, Sumi, and Yoshizo, which sparked an internationally sensitive court case (*The People of the State of California v. Harada*), the first to challenge the California Alien Land Law of 1913. In the exclusionist climate of the time, the law drafted by Governor Hiram Johnson, which mainly targeted Japanese immigrants, prohibited first generation immigrants (as non-citizens) from owning property in the state. After years of legal delays and at a time when America and Japan had become allies against the Central Powers in World War I, in 1918 Judge Hugh Craig of the Riverside Superior Court ruled in favor of the Harada family, while upholding the California Alien Land Law.

Based on the precedent of the Harada court case, the California Alien Land Law was deemed unconstitutional in 1950. But, like all Japanese-Americans on the West Coast, every member of the Harada family was interned during World War II, and Mr. Harada never got the opportunity to legally purchase land in his own name. War Relocation Authority Records indicate 235 Japanese were removed from the city of Riverside during the war. In 1942, Mr. Harada was forced to sell his restaurant, but the house on Lemon Street was occupied by a Caucasian friend until Sumi Harada returned after the war. Mr. and Mrs. Harada both died while interned at the Topaz Relocation Camp in Utah. For its association with the landmark court case and its importance to the history of the Japanese community in America, the house on Lemon Street has received local and national honors. In 1976, the house was designated City Landmark #23, and in 1988 it was designated a contributor to the Heritage Square Historic District (both local and National Register districts) and assigned a Structure of Merit #514. It was placed in the National Register of Historic Places in 1977 and was designated a National Historic Landmark in 1990. The house was owned and occupied by a Harada descendant until Sumi's death in 2000, and plans to transfer ownership to the City of Riverside for use as a historic and cultural museum are in progress.

Though owned by various investors and used for numerous commercial and professional purposes over the years, the commercial property at 3643 University Avenue was an important place for the early Japanese immigrant community in Riverside. The building is most closely associated with the Harada family, whose personal experience with Japanese immigration intolerance has been locally and nationally recognized, and reflects the general regional and national mind-set that was legitimized through legislation. The building has been altered over time to accommodate its changing use, however, the essential shape, mass, and volume are intact, and the building is recognizable when compared to historic photographs. The alteration of the number of windows has been associated with historic use and is partially reversible (with the exception of the windows that were blocked by adjacent construction), as is the exchange of windows on the second floor façade, which did not alter the dimensions of the original window openings. The date of the application of stucco over the original brick walls on two elevations has not been determined, but it is likely that the building did not emerge unscathed from the 1920s, when a large-scale attempt to "missionize" Riverside's brick buildings was made. In addition, the commercial setting of the property has remained stable for over a century.

The commercial property is currently designated as a district contributor to the Mission Inn Historic District, which encompasses Riverside's old downtown core, and has been assigned a Structure of Merit #274, but its level of historic significance that stems from its cultural association and value merits individual recognition. The property clearly exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history (Criterion A) and is identified with persons or events significant in local, state, or national history (Criterion B). Thus, and particularly because the City of Riverside designation criteria do not impose a level of integrity of design, which relegates the documented alterations insignificant, the property is determined eligible for local listing as a City Landmark under Title 20 of the Riverside Municipal Code (20.20.010). In addition, the property is determined eligible for listing in the California Register of Historical Resources as it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage (Criterion 1) and with the lives of persons important in California's past (Criterion 2). Accordingly, the property has been assigned a National Register of Historic Places status code of 3C2. The property does not embody the degree of architectural integrity required to merit listing in the National Register of Historic Places.

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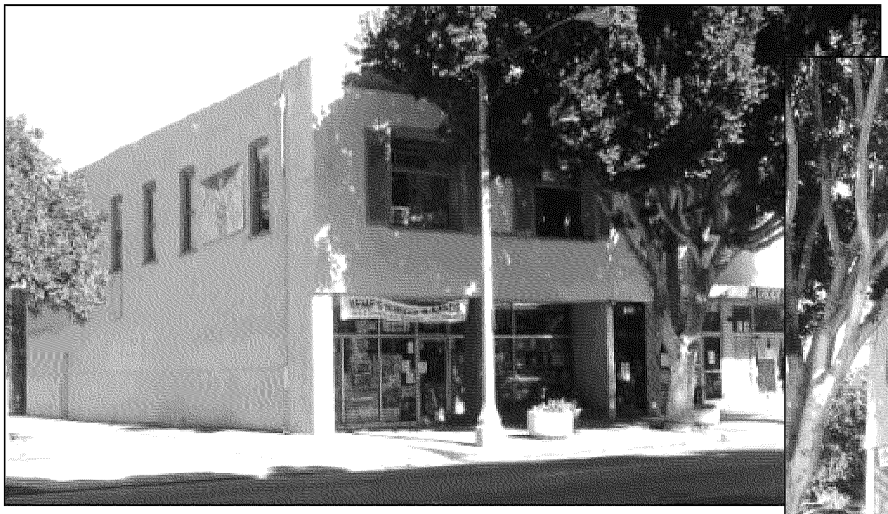
EXHIBIT 4 – Front Elevation

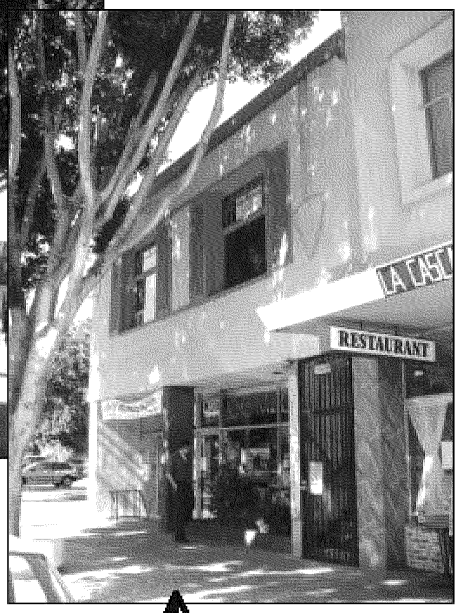
CHB 4/21/04

P04-0350

EXHIBIT 4 – Front Views



Looking Northeast

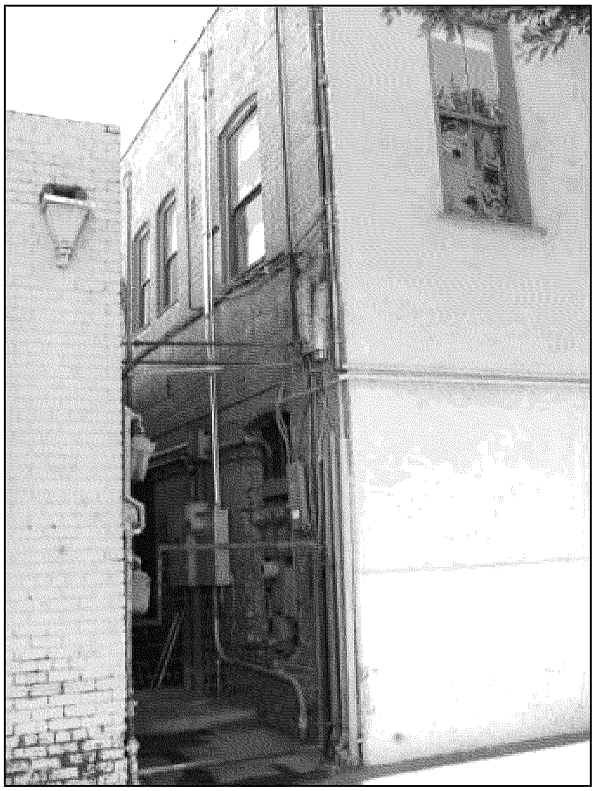


Looking Northwest

CHB 4/21/04

P04-0350

West Elevation **EXHIBIT 4** Rear Elevation



CHB 4/21/04

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EXHIBIT 4 – Storefront Detail

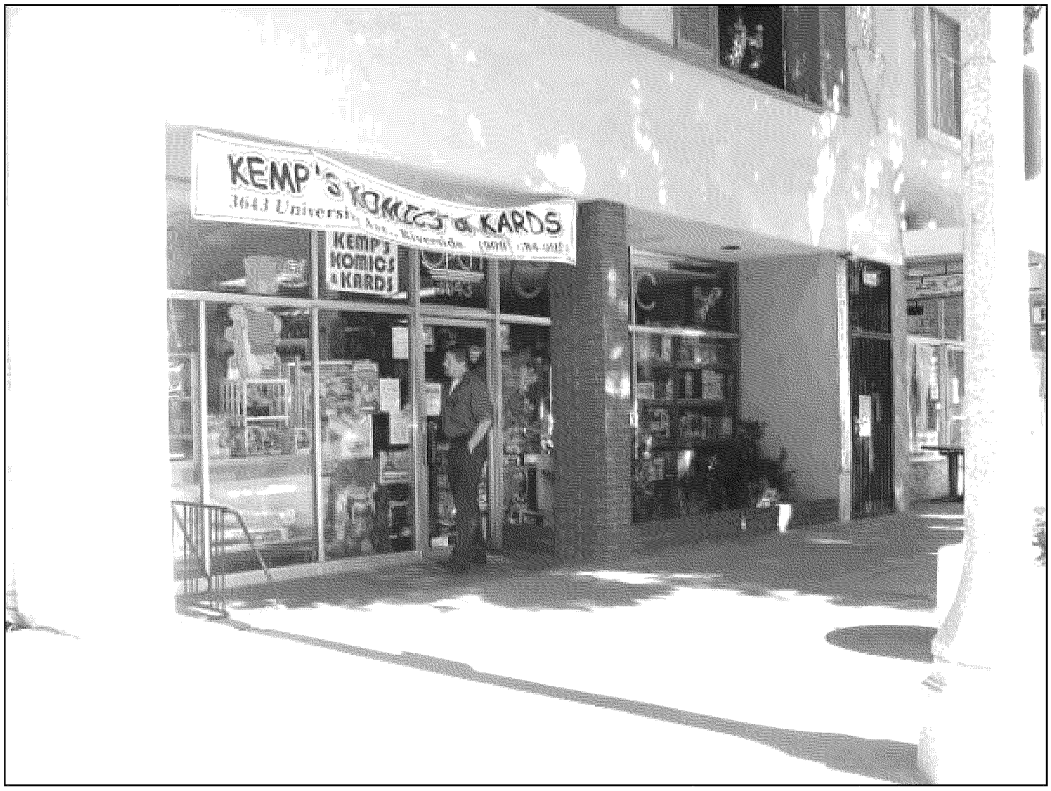

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EXHIBIT 5

The Harada Family
(outside Washington Restaurant)

ca. 1920

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EXHIBIT 5 – A View of Eighth Street, ca. 1900

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